

# \$399,555 - 9907 107 Av, Morinville

MLS® #E4460459

**\$399,555**

3 Bedroom, 3.00 Bathroom, 1,405 sqft  
Single Family

Morinville, Morinville, Alberta

**NO CONDO FEES - QUICK POSSESSION\***  
**THE ONLY UNIT UNDER 400K left!!**  
Landscaping, deck, & all appliances included!  
Middle unit home w/2-car garage. Close to schools, & walking distance to grocery stores, D/T, & NO CONDO FEES/strata fees, this property is an ideal choice for 1st-time buyers, investors, or those seeking to downsize. Featuring 3 Bedrooms, 2.5 bath, M/FLR laundry, basement w/9ft ceilings, primed for a potential 4th bed/bath, & a family room? Upstairs, the spacious primary bedroom includes a full ensuite bath + a generously sized W/I closet, while 2 additional bedrooms & 2nd full bath are located upstairs. The 9ft ceiling main floor showcases an open-concept kitchen w/floor-to-ceiling cabinets & quartz countertops, seamlessly flowing into a generous dining area & sizable living room, complete with a custom-designed striking feature wall extending to the ceiling & a large fireplace. Situated near schools, parks, grocery stores, & dining options. **\*\*NOW MOVE-IN-READY!\*\*** (id:6289)

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4460459  |
| Price     | \$399,555 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,405         |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 9907 107 Av |
| Subdivision | Morinville  |
| City        | Morinville  |
| Province    | Alberta     |
| Postal Code | T8R2P1      |

### Amenities

|              |                                                  |
|--------------|--------------------------------------------------|
| Amenities    | Playground, Schools, Shopping, Ceiling - 9ft     |
| Features     | Flat site, Lane, No Animal Home, No Smoking Home |
| Parking      | Detached Garage                                  |
| # of Garages | 1                                                |

### Interior

|              |             |
|--------------|-------------|
| Appliances   | See remarks |
| Heating      | Forced air  |
| Fireplace    | Yes         |
| Fireplaces   | Electric    |
| # of Stories | 2           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | Exp Realty |
|----------------|------------|



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